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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION II

DATE: JUN 30 1994

SUBJECT: Superfund Preliminary Site Close-Out Report for the  
Chemical Control Corporation Site, Elizabeth, New Jersey

FROM: John Frisco, Deputy Director for New Jersey Programs  
Emergency & Remedial Response Division

TO: Kathleen Callahan, Director  
Emergency & Remedial Response Division

Attached for your review and signature is the Superfund Preliminary Site Close-Out Report for the Chemical Control Corporation (CCC) site in Elizabeth, New Jersey. This report signifies the completion of the construction activities for this remedial action.

The Settling Defendants have implemented the solidification remedy in accordance with the 1990 Consent Decree and with the Final Design Report, approved by the U.S. Environmental Protection Agency (EPA) on December 30, 1992. Three monitoring wells were installed downgradient of the site to monitor the site for any possible leaching from the solidified mass. In addition, a slurry wall was added as a component to the remedial alternative chosen in the Record of Decision (ROD). The slurry wall was constructed around the entire site, anchored into the clay layer, and should aid in containing any possible leachate from the solidified mass.

The EPA Remedial Project Manager for the site conducted a pre-final inspection on April 21, 1994 with a representative of the New Jersey Department of Environmental Protection and Energy (NJDEPE). In addition, a letter from the NJDEPE concluded that the construction has been completed in accordance with the design plans and specifications.

The Preliminary Site Close-Out Report has been prepared in accordance with the most recent site completion guidance from the Superfund Revitalization Office. If you have any questions, I am available to discuss this further at your convenience.

Attachment

## **SUPERFUND PRELIMINARY SITE CLOSE-OUT REPORT**

### **CHEMICAL CONTROL CORPORATION SITE ELIZABETH, NEW JERSEY**

#### **I. INTRODUCTION**

This Preliminary Close Out Report documents that EPA has completed construction activities for the final operable unit (OU2) at the Chemical Control Corporation (CCC) site in accordance with OSWER Directive 9320.2-3C. EPA and the New Jersey Department of Environmental Protection and Energy (NJDEPE) conducted a pre-final inspection on April 21, 1994 and determined that the contractors have constructed the remedy in accordance with all approved remedial design (RD) plans and specifications. Activities necessary to achieve site completion are underway.

#### **II. SUMMARY OF SITE CONDITIONS**

The Chemical Control Corporation site consists of a 2-acre vacant gravel-covered lot on Block 4, Lots 1438, 1438C, and 1438D of the City of Elizabeth, New Jersey. The site is bordered to the north by the Elizabeth River, to the west by J. and L. Used Auto Parts, to the south by Loizeaux Builders Supply Co., and to the east by Nehr-Mar Boating Inc. The site area, formerly a marsh, is flat and barely above sea level. The surrounding area is mostly industrial. From 1970 to 1978, CCC operated as a hazardous waste storage, treatment, and disposal facility, accepting various types of chemicals including: acids, arsenic, bases, cyanides, flammable solvents, polychlorinated biphenyls (PCBs), compressed gases, biological agents, and pesticides. Throughout its operations, CCC was cited for discharge and waste storage violations. In 1979, NJDEPE initiated a site cleanup that included the removal of bulk solids and liquids, drums at and below the soil surface, gas cylinders, infectious wastes, radioactive wastes, highly explosive liquids, debris, tanks, and 3 feet of soil. Excavated soil areas were replaced with a 3 - foot gravel cover. An explosion and fire in 1980 interrupted the site cleanup and created additional cleanup needs by destroying the site. Contaminated runoff from fire fighting efforts entered the Elizabeth River. After the fire and explosion, the preliminary cleanup was accelerated and was completed in 1981.

The site was placed on the National Priorities List in 1983. There are approximately 14,250 residents within 1 mile of the site. One residence is located within 200 feet of the site, and densely populated neighborhoods are located across the Elizabeth River.

## Remedial Construction Activities

After reviewing the results of the remedial investigation/feasibility study, which was performed by EPA, EPA issued a Record of Decision (ROD) for the CCC site on September 23, 1987. The selected remedy included the following components:

- Treatment of the contaminated soil at the site using in-situ fixation;
- Removal of debris remaining from earlier response actions, including drill cuttings, monitoring well development water, items recovered from the Elizabeth River under the initial remedial measure, used equipment, and the decontamination pad;
- Sealing of the sanitary sewer line under the site where it connects to the South Front Street storm sewer;
- Repairs of the berms that separate the site from the Elizabeth River; and
- Collection and analysis of environmental samples, as required, to ensure the effectiveness of the remedy, including an evaluation after five years to assess its protectiveness to public health and the environment.

In addition to the above components, other design adjustments/changes were made to the remedy during the remedial design. Originally, the entire site was to be solidified. EPA was then informed by the City of Elizabeth of its intention to exercise use of the "right-of-way" portion of the site, for the future expansion of South Front Street. The right-of-way extends 20 feet from the curb onto the site, and extends approximately the length of the site. Changes were made to the remedial design to accommodate the excavation of the right-of-way, followed by backfilling with clean fill. The excavated soils were mixed in with the remaining soils at the site and solidified. A slurry wall was also constructed around the perimeter of the site inside of the right-of-way).

EPA issued a work assignment to CDM (an ARCS contractor) on September 28, 1990, for oversight of the remedial design (RD) and remedial action (RA) at CCC site to be undertaken by the Settling Defendants pursuant to Consent Decree Civil Action No. 90-3792. The RD was completed on December 30, 1992. The Settling Defendants awarded Enreco, Inc., the RA contract on February 25, 1993, with construction beginning on August 23, 1993.

Remedial activities were conducted as planned, however several buried drums were unearthed during construction. These drums were removed, overpacked and their contents tested. Hazardous materials were disposed of at Laidlaw Environmental Services, North Andover, Massachusetts and non-hazardous materials were disposed of at Laidlaw Environmental Services, Pinewood, South Carolina. No additional areas of contamination were discovered. EPA, in conjunction with the NJDEPE conducted a pre-final inspection of the site on April 21, 1994. The purpose of the pre-final inspection was to certify that all remedial construction activities were completed in accordance with the approved RD. A letter from NJDEPE dated April 26, 1994, certified that the RA activities were performed according to design specifications set forth in the RD report and included the following actions:

- Drum Removal and Site Clearing;
- Well Closure;
- Solidification of Site Soils;
- Right-of-Way Excavation and Backfill;
- Erosion Control, Final Grading, and Drainage;
- Odor/Air Emissions Control;
- Repair of berm;
- Fence Installation;
- Sanitary Sewer Sealing; and
- Slurry Wall.

### **III. DEMONSTRATION OF QUALITY ASSURANCE/QUALITY CONTROL (QA/QC) FROM CLEANUP ACTIVITIES**

The remedial design and the Settling Defendants' request for proposal for the remedial action were carefully reviewed by EPA and NJDEPE for compliance with all requirements of the ROD and with all applicable QA/QC procedures and protocols.

All procedures and protocols followed for soil and water sampling and analysis during the pre-design phase are documented in the Pre-Design Project Plans, dated August 1991. A Quality Assurance Project Plan (QAPP) was prepared in conjunction with the pre-design. This QAPP was later modified for the RA. The QAPP is consistent with the requirements of EPA's Interim Guidelines and Specifications for Preparing Quality Assurance Project Plans (QAM-005/80). The QA/QC program utilized throughout the remedial

action enabled EPA and NJDEPE to determine that the analytical results reported are accurate to assure satisfactory execution of the RA, consistent with the ROD and RD plans and specifications.

#### IV. ACTIVITIES AND SCHEDULE FOR SITE COMPLETION

Construction completion at the site shall be documented by the signature of this Preliminary Close Out Report. Following such documentation, joint determination shall be made by the EPA and NJDEPE that the remedy is fully operational and functional (O&F). Pursuant to 40 CFR 300.435(f)(2), "A remedy becomes operational and functional either one year after construction is complete or when the remedy is determined concurrently by EPA and NJDEPE to be functioning properly and is performing as designed, whichever is earlier." EPA and the NJDEPE shall make a joint O&F determination based upon review and interpretation of analytical data results from groundwater monitoring wells and surface water sampling. In addition, solidified archived samples will be tested for unconfined compressive strength, permeability and leachability to determine the integrity of the solidified mass. Following the O&F determination, the following activities will be completed according to the schedule described below:

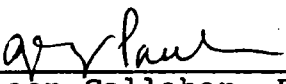
TASK	ESTIMATED COMPLETION	RESPONSIBLE ORGANIZATION
Final RA Report	7/15/94	Settling Defendants
Operational and Functional (O&F) period	N/A	N/A
Five-Year Review	2/25/98	EPA
Final Inspection and Close Out Report	9/30/94	EPA/NJDEPE

#### V. FIVE YEAR REVIEW

A Five Year Review is to be conducted within five years from the date on which the first contract is awarded for work to install, construct, or implement the remedy. Therefore, EPA will conduct the first Five Year Review before February 25, 1998. Further Five Year Reviews will be conducted pursuant to OSWER Directive 9355.7-02, "Structure and Components of Five Year Reviews."

Pursuant to the Consent Decree between EPA and the Settling Defendants, Settling Defendants will assume full O&M responsibility of the site for the foreseeable future in accordance with the approved O&M plan.

EPA and NJDEPE will determine and document site completion in accordance with OSWER Directives 9320.2-3A, -3B and -3C, "Procedures for Completion and Deletion of National Priorities List Sites."

for   
Kathleen Callahan, Director  
Emergency & Remedial Response Division

6/30/94  
Date